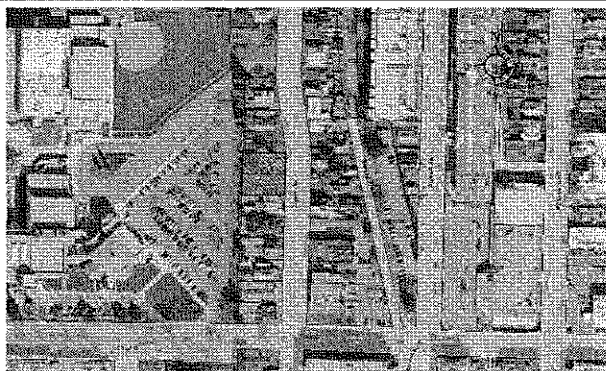


ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	August 30, 2010		
Project Name:	109 Logan Ave. Mixed Use		
Owner:	Amrik Kamoh & Angie Singh, 13955 Interurban Avenue South, Tukwila, WA 98168		
Applicant:	Same as above		
Contact:	Torjan Ronhovde, The Ronhovde Architects, LLC, 14900 Interurban Avenue South, #138, Tukwila, WA 98168		
File Number:	LUA10-047, ECF, SA-A		
Project Manager:	Gerald Wasser, Associate Planner		
Project Summary:	The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan Review for the development of a mixed use project in the CD Zone. The project would include two 3-story buildings (36-40 feet in height) on an existing 10,000 s.f. site. The proposed buildings would have ten residential units (five in each structure), and 2,422 s.f. of ground floor commercial space. Parking would be accommodated in under-building and partially covered parking areas. Residential density would be 52.63 du/ac. Access to the site would be via a new 20-foot wide driveway from Logan Ave South. The project site is flat and grading is expected to be less than 500 cubic yards of export from the site.		
Project Location:	109 Logan Avenue South (APN 5696000170 & APN 5696000169)		
Exist. Bldg. Area SF:	Approximately 1,100 sf	Proposed New Bldg. Area (footprint): Proposed New Bldg. Area (gross):	2,422 sf 11,268 sf
Site Area:	10,000 sf	Total Building Area GSF:	11,268 sf
STAFF RECOMMENDATION:	Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).		



PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant is requesting the approval of Environmental (SEPA) Review and an Administrative Site Plan Review for the development of a mixed use project on a 10,000 square foot site (two tax lots) in the Center Downtown (CD) zone. Existing site development consists of a 2-story single-family residence that would be demolished to accommodate the proposed project.

The project would include two 3-story structures, each with 5-residential units and approximately 1,200 square feet of commercial space. Buildings would be slab-on-grade, and would have an overall height of 35-feet 11-inches to the mid-point of the pitched roof. The density of the proposed project would be 52.63 dwelling units per acre. Eleven surface, covered, and partially covered parking spaces would be provided with access via a shared 20-foot wide driveway from Logan Avenue South. The project site is within a seismic hazard area and the Renton Municipal Airport Building Height Restriction area. The site is flat, has been previously rough-graded, and it is anticipated that there would be less than 500 cubic yards of exported earth.

Entrances to the commercial space would be directly from Logan Avenue South. The entries to the residential units would be from the interior of the side, on the northwest corner of the south building and from the southwest corner of the north building. Access to the residential units (on the second and third stories) would be via a stairway and possible elevator.

The proposed structure would be a contemporary version of a Northwest Craftsman style. A 7:12 roof pitch is proposed that would mimic the prevailing residential architecture in the surrounding area.

The two buildings are proposed to be identical in appearance. Both would front on Logan Avenue South, and would feature articulation and modulation on the front façade. The commercial space on the ground floor would front directly on Logan. Residential unit balconies would also front on Logan. The center section of the structure would extend forward to the front property line, in an off-set that mimics a square bay.

Building finishes are proposed to include decorative slate tile, cultured stone, or brick at the base. Horizontal siding and shingles are proposed for the upper two levels of the facade. The front (east façade) of the building is would have balconies on floors 2 and 3. These balconies would either have architectural metal railings or glass panels. An approximate 5-foot front façade projection on the second and third floors of each building would face Logan Avenue South.

Parking for 11 vehicles would be provided for the interior of the site primarily under and partially-under the structure. Raised concrete walkways are proposed from Logan Avenue South flanking the interior of the North and South buildings. A raised pedestrian connection is proposed between the two buildings where access to the residences is proposed.

Landscaping would consist of four street trees along Logan Ave South. Bohall Red Maple or European Hornbeam are proposed. Landscaped beds are proposed on the north and south property lines. This would consist of small flowering trees (Japanese Snowbell or Kousa Dogwood), small flowering shrubs (Azalea, Evergreen Huckleberry, and Spirea), and Evergreen Hedge shrubs (Otto Luyken Laurel, Helleri Chinese Holly). In the rear side yard, and rear yard the applicant proposes additional flowering trees,

medium evergreen flowering shrubs (Forest Flame Pieris, David Viburnum, and Oregon Grape). In addition, evergreen shrubs, ground cover (Kinnikinnick, Hypericum), and perennials are proposed.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS-M with a 14-day Appeal Period.

B. Mitigation Measures

1. The applicant shall submit a complete geotechnical engineering report prior to the issuance of building permits for the review and approval of the Development Services Project Manager and the applicant shall comply with the recommendations of the approved geotechnical engineering report.
2. The applicant shall provide an avigation easement and notification of the potential of low-flying aircraft and noise impacts shall be given to each tenant through individual lease agreements.
3. The applicant shall provide triple-paned windows in all residential units in order to reduce noise impacts to residents of the residential units.
4. In the event that pile driven foundations are utilized, the applicant shall submit noise and vibration studies to the City of Renton Current Planning Project Manager and may be subject to restricted days and hours of pile driving activities.
5. The applicant shall pay a Parks Mitigation Fee based on \$354.51 per each new multi-family unit payable prior to the issuance of building permits (estimated to be \$3,190.59).
6. Work shall immediately cease and the Washington State Department of Archaeology and Historic Preservation shall be contacted should any archaeological artifacts be discovered during earthwork activities. Work shall not recommence until authorized by the Washington State Department of Archaeology and Historic Preservation.
7. The applicant shall provide photographic documentation of all exterior facades of the existing residential structure. The photographic documentation shall consist of two sets of 8-inch by 10-inch black and white photographs; one set for the project file and one set for the Renton History Museum. Such photographs shall be submitted to the Planning Division Project Manager for review and approval prior to issuance of a demolition permit.
8. The applicant shall pay a Transportation Mitigation Fee in the amount of \$75.00 for each new daily vehicle trip attributed to the project prior to the issuance of building permits (estimated to be \$6,270.00).
9. The applicant shall coordinate with the Renton Airport Manager, prior to the commencement of construction to determine the maximum height of any booms/cranes, the need for appropriate marking or lighting, and to determine whether notification of other agencies (such as the FAA) is required.

10. The applicant shall pay a Fire Mitigation Fee based on \$388.00 per each new multi-family unit and \$0.52 per square foot of commercial space payable prior to the issuance of building permits (estimated to be \$5,139.44).

C. Exhibits

Exhibit 1:	Project file ("yellow file")
Exhibit 2:	Neighborhood Map
Exhibit 3	Proposed Site Plan
Exhibit 4	Landscape Plan
Exhibit 5	Elevations
Exhibit 6	Floor Plans
Exhibit 7	Proposed Building Cross Section
Exhibit 8	Aerial Photo
Exhibit 9	Zoning Map

D. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Earth

Impacts: The subject site is flat and currently developed with a single family home. The applicant submitted a letter prepared by Geotech Consultants, Inc. entitled "*Preliminary Geotechnical Engineering Considerations*", (dated June 2, 2010). The study indicates that the site is underlain by loose soils that have been deposited as sediments from rivers that have historically flowed through the area. Beneath these sediments is medium-dense gravel. Previous borings conducted closest to the north boundary of the site (for 103 and 107 Logan Ave South) found 8 to 15-feet of loose, compressible soil overlying the medium-dense gravel. The study notes that older structures in the area that are supported on the upper, loose sediments have experienced excessive settlement over their lifetimes. As a result, the report states that all new multi-story construction in portion of Renton is being supported on foundations that extend to the underlying gravel. Depending on the depth to the gravel soils on the southern portion of the site, it may not be feasible to excavate down to the gravel soils, and the new buildings would require deep foundations. These foundations would consist of helical anchors or drilled piles. Floor slabs for the buildings must also be carried on competent soils or the deep foundations.

However, the applicant has indicated that they intend to construct the buildings using slab-on-grade construction techniques. As the proposal is within a Seismic Hazard Area, a full geotechnical engineering study is expected to be prepared prior to the applicant applying for building permits. The geotechnical engineering report prepared in conjunction with the building permit application must indicate the type of foundation which will be used. Therefore, staff recommends that as a mitigation measure that the applicant submit a complete geotechnical engineering report prior to the issuance of building permits for the review and approval of the Development Services Division Project Manager. Staff further recommends that the applicant comply with the recommendations of the geotechnical engineering report.

Mitigation Measures: The applicant shall submit a complete geotechnical engineering report prior to the issuance of building permits for the review and approval of the Development Services Project Manager and the applicant shall comply with the recommendations of the approved geotechnical engineering report.

Nexus: SEPA Environmental Regulations.

2. Environmental Health - Noise

Impacts: The site is located approximately 1,600 feet west of and south of the Renton Municipal Airport. Low-flying aircraft taking off from and landing at the airport would create noise impacts affecting future residents of the proposed project. Staff recommends as a mitigation measure that the applicant shall be required to provide an avigation easement to each future resident which would provide notification of the possibility of low flying aircraft and noise impacts. Staff also recommends that the applicant provide triple-paned windows in all residential units in order to reduce noise impacts to the occupants of the residential units.

As noted in number "1. Earth", above, the proposed buildings may require deep pile foundations. Pile driving activities may create short-term noise impacts affecting the surrounding neighborhood. Therefore, staff recommends a mitigation measure that in the event pile driven foundations are utilized, the applicant shall submit additional noise and vibration studies to the Current Planning Project Manager and may be subject to restricted days and hours of pile driving activities.

Mitigation Measures:

- a. The applicant shall provide an avigation easement and notification of the potential of low-flying aircraft and noise impacts shall be given to each tenant through individual lease agreements.
- b. The applicant shall provide triple-paned windows in all residential units in order to reduce noise impacts to residents of the residential units.
- c. In the event that pile driven foundations are utilized, the applicant shall submit noise and vibration studies to the Current Planning Project Manager, prior to the issuance of building permits. The project may be subject to restricted days and hours of pile driving activities.

Nexus: SEPA Environmental Regulations; RMC 8-7, Noise Regulations

3. Parks and Recreation

Impacts: The 10 new residential units within the proposed project are expected to generate future demand on existing City parks and recreation facilities and programs. Therefore, staff recommends a mitigation measure requiring the applicant pay a Parks Mitigation Fee based on \$354.51 per each new multi-family dwelling unit. Credit would be given for one multi-family unit. The fee is estimated to be \$3,190.59 (10 multi-family units – 1 multi-family unit x \$354.51 = \$3,545.10) and would be payable prior to the applicant shall provide photographic documentation of the all exterior facades of the existing residential structure. The photographic documentation shall consist of two sets of 8-inch by 10-inch black and white photographs; one set for the project file and one set for the Renton History Museum. Such photographs shall be submitted to the Planning o issuance of building permits.

Mitigation Measures: The applicant shall pay a Parks Mitigation Fee based on \$354.51 per each new multi-family unit which is estimated to be \$3,190.59 and is payable prior to the issuance of building permits.

Nexus: SEPA Environmental Regulations; Resolution 3037

4. Historic and Cultural Preservation

Impacts: The proposed project is located in an area that has potential for yielding cultural resources due to Native Americans use of the Black River that historically meandered in the vicinity of the project site. While the site has previously been disturbed by development, there remains a potential for unearthing subsurface archeological remains. Therefore, staff recommends that in the event that cultural resources are discovered during construction activities, work cease and the Washington State Department of Archaeology and Historic Preservation be contacted. Work shall not recommence until authorized by the Washington State Department of Archaeology and Historic Preservation.

The current residential structure located at 109 Logan Avenue South has been identified in the Historic Resource Study for the Renton Downtown Core, prepared by Entrix, Inc., dated January 22, 2002, as retaining historic integrity. The structure would be demolished to accommodate the proposed structure. In order to memorialize this structure, staff recommends as a mitigation measure that the applicant shall provide photographic documentation of all exterior facades of the existing residential structure. The photographic documentation shall consist of two sets of 8-inch by 10-inch black and white photographs; one set for the project file and one set for the Renton History Museum. Such photographs shall be submitted to the Planning Division Project Manager for review and approval prior to issuance of a demolition permit.

Mitigation Measures:

- a. Work shall immediately cease and the Washington State Department of Archaeology and Historic Preservation shall be contacted should any archaeological artifacts be discovered during earthwork activities. Work shall not recommence until authorized by the Washington State Department of Archaeology and Historic Preservation.
- b. The applicant shall provide photographic documentation of all exterior facades of the existing residential structure. The photographic documentation shall consist of two sets of 8-inch by 10-inch black and white photographs; one set for the project file and one set for the Renton History Museum. Such photographs shall be submitted to the Planning Project Manager for review and approval prior to issuance of a demolition permit.

Nexus: SEPA Environmental Regulations

5. Transportation

Impacts: Access to the proposed project would be via a new 20-foot wide driveway from Logan Avenue South. The addition of 10 new multi-family dwelling units and 2,422 square feet of commercial space is expected to create impacts to the City's street system. In order to mitigate potential impacts, staff recommends a mitigation measure requiring the payment of a Transportation Mitigation Fee in the amount of \$75.00 for each new average daily vehicle trip attributed to the project. A trip credit of 9.57 trips is given for the existing single-family house. The Transportation Mitigation Fee is estimated to be \$6,270.00 (66.5 residential trips + 26.67 commercial trips – 9.57 residential trips x \$75.00 = \$6,270.00) and would be payable prior to the issuance of building permits.

In addition, the project site is located approximately 1,600 lineal feet from south end of the Renton Municipal Airport. During construction activities, cranes, or boom trucks could potentially interfere with airport operations. In order to diminish potential impacts to airport operations, staff

recommends that the applicant coordinate with the Renton Airport Manager prior to the commencement of construction to determine the maximum height of any booms/cranes, the need for appropriate marking or lighting, and to determine if notification of other agencies (such as the FAA) is required.

Mitigation Measures:

a. The applicant shall pay a Transportation Mitigation Fee in the amount of \$75.00 for each new daily vehicle trip prior to the issuance of building permits. The fee is estimated to be \$6,270.00.

b. The applicant shall coordinate with the Renton Airport Manager, prior to the commencement of construction to determine the maximum height of any booms/cranes, the need for appropriate marking or lighting, and to determine whether notification of other agencies (such as the FAA) is required.

Nexus: SEPA Environmental Regulations; Resolution 3100; RMC 4-3-020, Airport Related Height and Use Restrictions

6. Fire & Police

Impacts: The proposal would add 10 new residential units and commercial space to the City that would potentially impact the City's Police and Fire Emergency Services. Staff recommends a mitigation measure requiring that the applicant pay a Fire Mitigation Fee based on \$388.00 per each new multi-family unit and \$0.52 per square foot of commercial space. The fee is estimated to be \$5,139.44 and is payable prior to the issuance of building permits

Mitigation Measures: The applicant shall pay a Fire Mitigation Fee based on \$388.00 per each new multi-family unit and \$0.52 per square foot of commercial space payable prior to the issuance of building permits. This fee is estimated to be \$5,139.44.

Nexus: SEPA Environmental Regulations; Resolution 2913

7. Public Services - Schools

Impacts: The Renton School District has indicated that students generated by the proposed project would be served by Lakeridge Elementary School, Dimmitt Middle School, and Renton High School. Currently, the Renton School District Impact Fee is \$1,285.00 per each new multi-family unit per RMC 4-1-160D. This fee is payable prior to the issuance of building permits.

Mitigation Measures: No further mitigation is recommended.

Nexus: Not applicable

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ Copies of all Review Comments are contained in the Official File and may be attached to this report.

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing on or before 5:00 PM, September 17, 2010.

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk's office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

Planning:

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division. The Development Services Division reserves the right to rescind the approved extended haul hours at any time if complaints are received.
2. The applicant will be required to comply with protection measures for retained trees as set forth in RMC 4-4-130H8.
3. The Renton School District Impact Fee is currently \$1,258.00 per each new multi-family unit and is payable prior to issuance of building permits.

Plan Review – Water:

1. The project shall provide separate domestic water meters for the office/commercial and for the apartment complex. A Reduced Pressure Backflow Prevention Assembly (RPBA) will be required behind each domestic water meter for the commercial section.
2. The project shall install a separate irrigation meter and Double Check Valve assembly (DCVA) for the landscape irrigation.
3. Water System Development Charges are based on the size of any and all domestic water meters. These fees are collected at the time a construction permit is issued.
4. Per the City Fire Marshall, the preliminary fire flow for this project is 2,500 gpm.
5. If the fire flow remains at 2,500 gpm a primary hydrant shall be located within 150-feet, to the front of the buildings, and two hydrants shall be located within 300-feet, to the front of the buildings (if not existing). This distance is measured along a travel route.
6. All fire hydrants must be capable of delivering a minimum of 1,000 gpm and be brought up to current code including storz fittings.
7. The project is required to be sprinklered throughout the buildings. A backflow prevention device (DDCVA) is required for the fire sprinkler system (refer to City standard details for external DDCVA in vault or for special requirements for DDCVA inside the buildings).

Plan Review – Sewer:

1. The applicant needs to show how the project is served with private sanitary sewer, one per building. Minimum side sewer pipe size is 6-inches and minimum slope is 2 %.
2. Any use of the buildings, subject to oil or grease, shall require the installation of a grease trap as determined at the time of plan review.

3. The Sanitary Sewer System Development fees are based on the number and size of the domestic water meters. These fees are collected at the time a construction permit is issued.

Plan Review – Street Improvements:

1. The site currently has curb, gutter, and sidewalk.
2. Street lighting may be required on this project depending on the lighting level of the existing system.
3. Engineering plans will need to be submitted for the new driveway approaches along with any new or repaired sidewalk.
4. Traffic mitigation fees will apply. Traffic mitigation fees of \$6,270.00 will be required prior to issuance of building permits.
5. All new electrical, phone and cable services and lines must be undergrounded. The construction of these franchise utilities must be inspected and approved by a City of Renton public works inspector prior to project closeout.

Plan Review - Storm Drainage:

1. There are storm drainage facilities in Logan Ave. S.
2. A conceptual drainage plan and report, per the City of Renton Amendments to the 2009 King County Surface water Design Manual, was submitted with the formal application.
3. The Surface Water SDC fees are \$0.405 (but not less than \$1,012.00) per square foot of new impervious area. Fees are collected at the time of construction permit issuance.

Plan Review – General:

1. All required utility, drainage, and street improvements will require separate plan submittals prepared according to City of Renton Drafting Standards by a licensed civil engineer.
2. All plans shall be tied to a minimum of two City of Renton Horizontal and Vertical Control Network.
3. The permit application must include an itemized cost estimate for these improvements. Half of the fee must be paid upon application for building and construction permits and the remainder when permits are issued. There will be additional fees for water service related expenses. See Drafting Standards.

Plan Review – Fire:

1. Fire Mitigation Fees are applicable at the rate of \$0.52 per square foot of commercial space and \$388.00 per multi-family unit. No charge for covered parking area. This fee is paid prior to building permit issuance. A fire hydrant with 1000 GPM fire flow is required within 300 feet of all new single-family structures. Total for the two buildings is \$5,139.44.
2. The preliminary fire flow is 2,500 gpm. Three fire hydrants are required. One within 150-feet and two within 300-feet of the buildings. It appears that adequate fire flow is available on Logan Avenue South from an existing 10-inch water main. Any existing hydrants used to satisfy the requirements shall meet current Fire Code including 5-inch Storz fittings.
3. Approved fire sprinkler and alarm systems are required throughout both buildings. Dry standpipes are required in the center stairways. Separate plans and permits are required by the Fire Department.
4. Fire Department apparatus access roadways appear adequate. Fire lane signage is required for the onsite roadway.

5. An electronic site plan is required prior to occupancy for pre-fire planning purposes.

Parks:

1. It is anticipated that the proposed development would generate future residents that would utilize existing City park and recreation facilities and programs. The City has adopted a mitigation Fee of \$354.51 per each new multi-family unit to address these potential impacts.
2. Planting strip is 3-feet wide, Code requires a minimum of 6-feet for this type of street.
3. Because planting strip width is very narrow use only small-maturing deciduous trees with an upright habit.
4. Planter strip shall contain a minimum of 3-feet of topsoil.
5. The Parks Department recommends that the number of street trees be reduced from 4 to 2.
6. The City to maintain street trees following 2-year maintenance by the property owner. property to maintain all other landscaping in the public right-of-way.
7. Urban Forestry & Natural Resource Manager to mark tree planting locations in the public right-of-way prior to planting.
8. Street tree selection must be approved by the Urban Forestry & Natural Resource Manager.

iMAP

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Renton

BURNETT PL 5

BURNETT W. S.

City of Houston
Planning Division

JUL - 8 2010

RECEIVED

NEIGHBORHOOD MAP
109 LOGAN AVE. S.

0 1885-1886: A Year of Progress in the History of the United States 1886

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Source: King County MAP - Property Information (<http://www.metrokc.gov/GIS/IMAP/>)



King County

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The Information Included

intended for use as a prohibited except by V.

1. *Staphylococcus aureus* (100%)

Date: 6/29/2010

TABLE 1



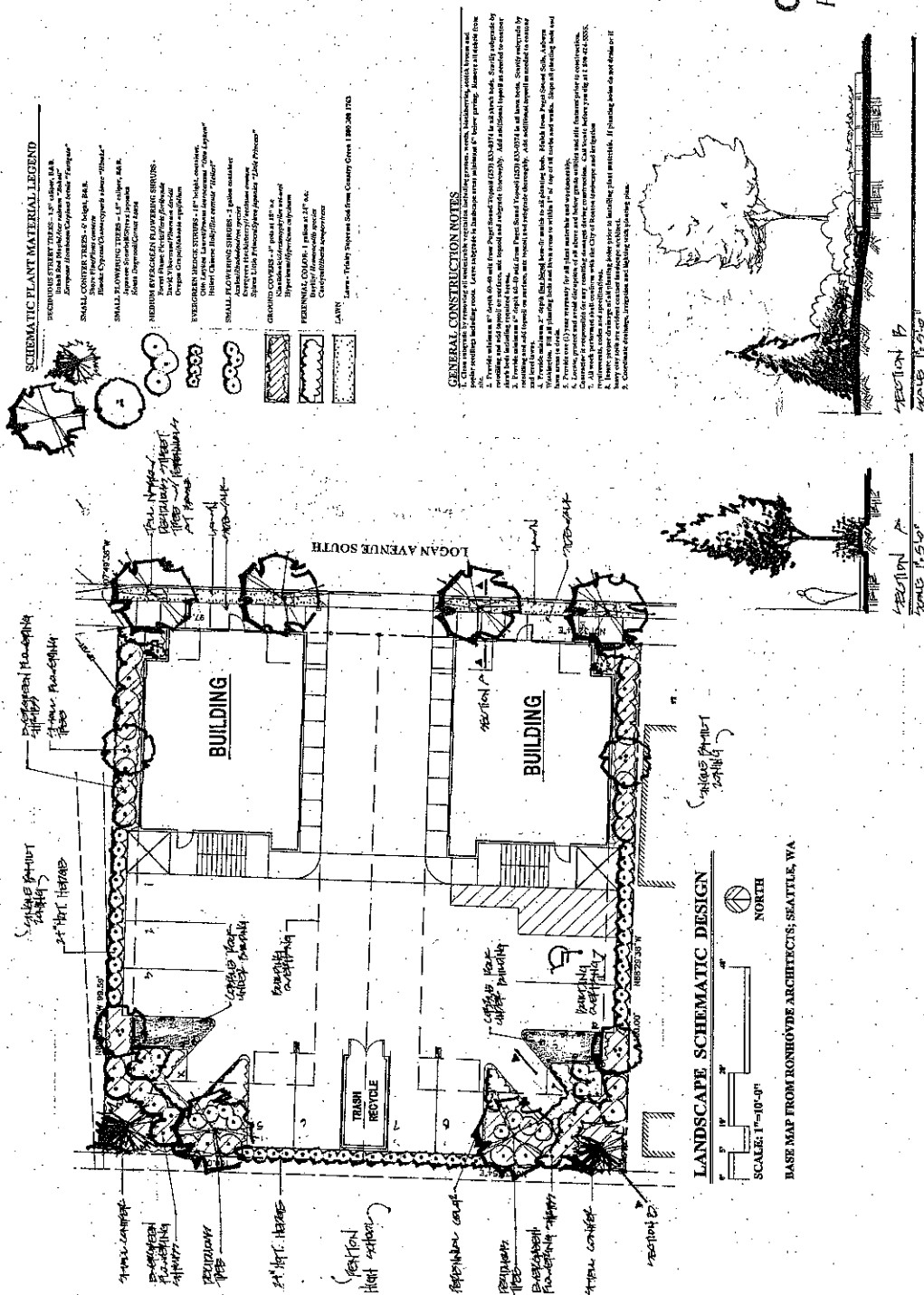
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City of Renton
Planning Division

JUL - 8 2010

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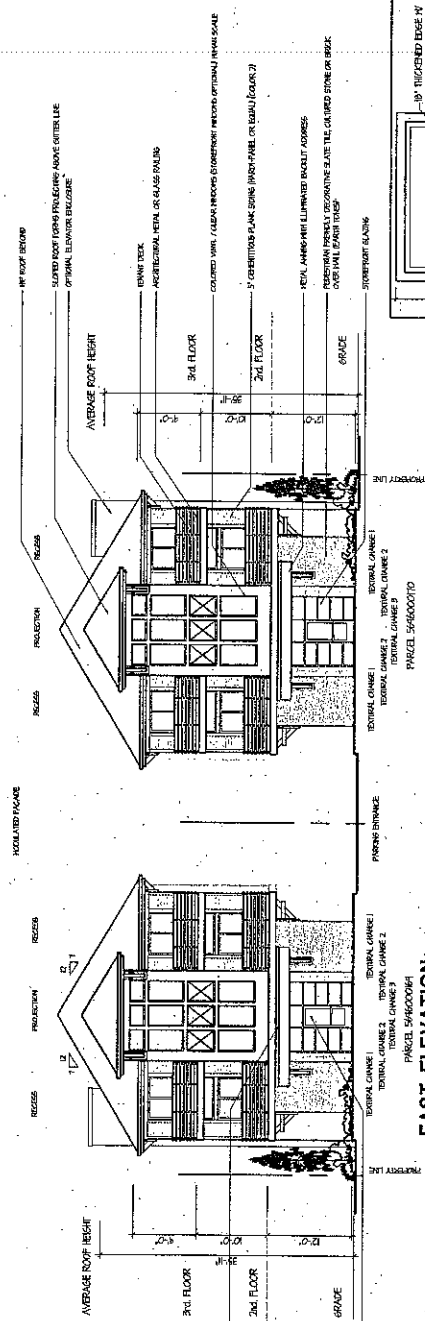
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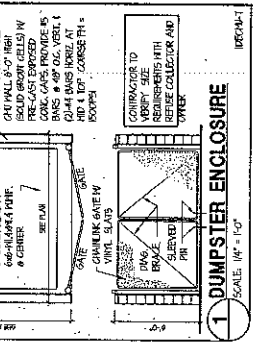
109 LOGAN MIXED USE

EXHIBIT 5

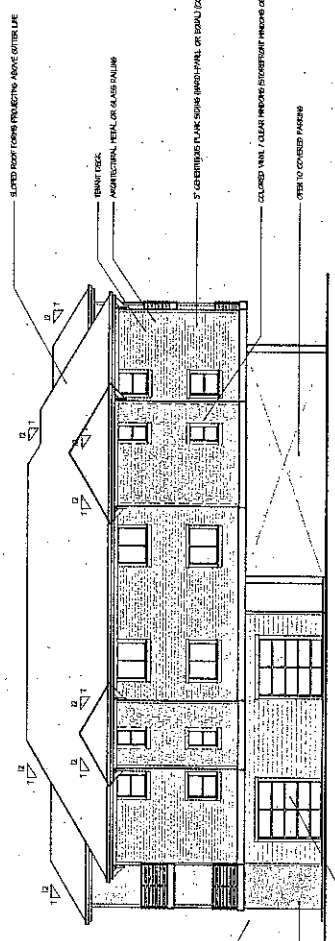
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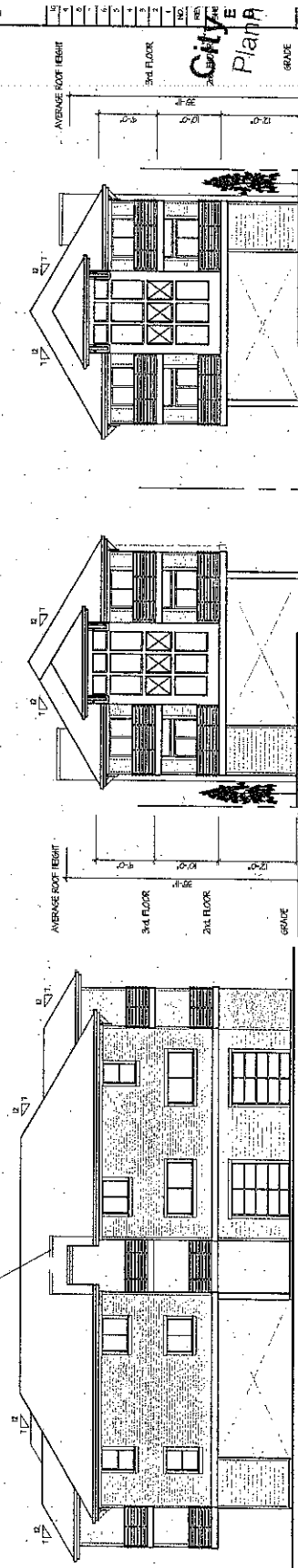
EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 DUMPSTER ENCLOSURE

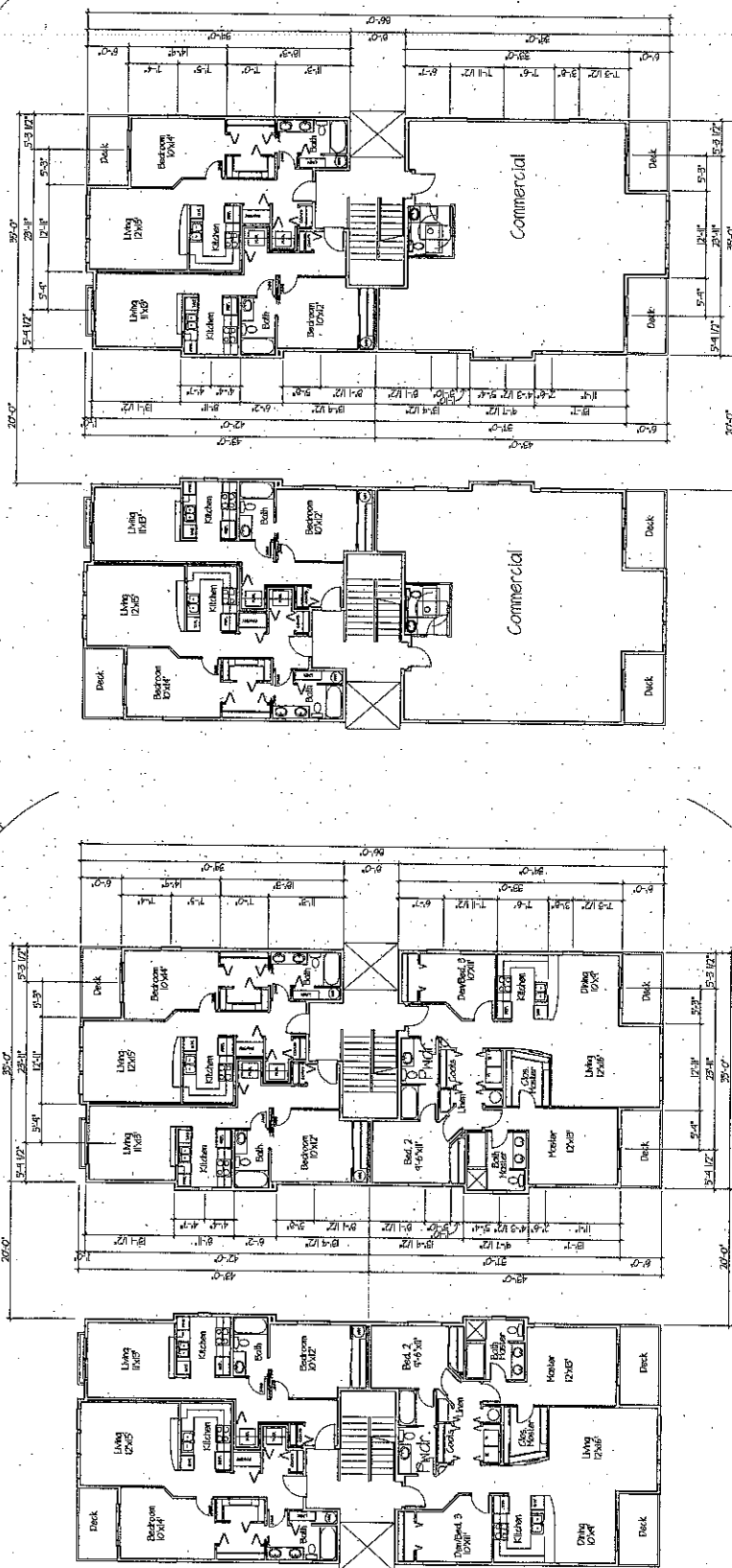


NORTH ELEVATION (AT ENTRY DRIVE)
SCALE: 1/8" = 1'-0"
(BASED ON SOUTH BUILDING - NORTH BUILDING OPPOSITE)



WEST ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (BASED ON)



PROPOSED 2nd. FLOOR

PROPOSED 3rd. FLOOR.

COMMERCIAL SPACE ON 2ND FLOOR ONLY

City of Renton
Planning Division

JUL - 8 2010

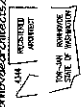
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EXHIBIT 7

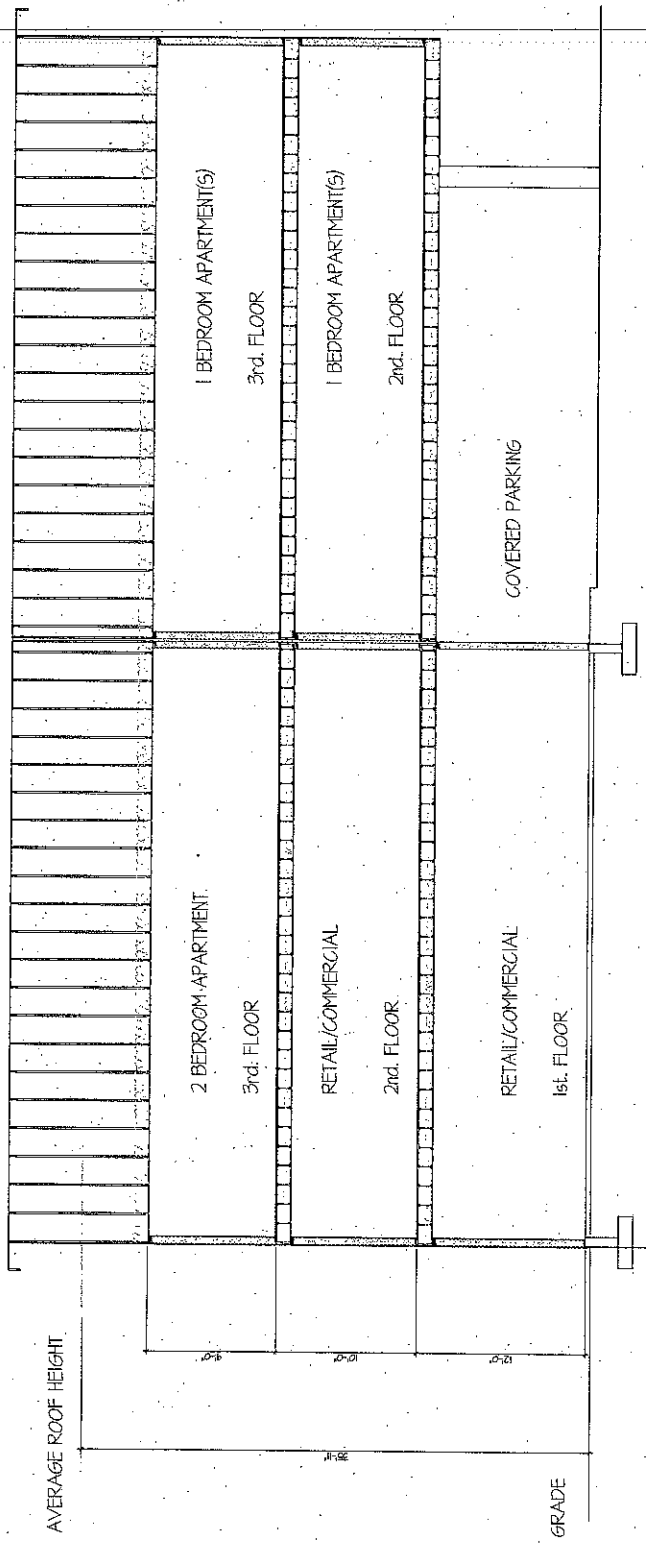
109 LOGAN MIXED USE

RENTON, WA

T H E
RONHOVE
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 SUITE 120
 TUCUNILA, WASHINGTON 98169
 (206) 855-0000 • FAX (206) 854-5003
 ronhovearchitects.com



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PROPOSED CROSS SECTION
 SCALE: 1/4" = 1'-0"

City of Renton
 Planning Division

JUL - 8 2010

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109 Logan Ave Mixed Use, LUA10-047



- Legend**
- Lakes and Rivers
 - Parcels
 - Street Names
 - Rights of Way
 - Streets
 - Roads
 - Jurisdictions**
 - Bellevue
 - Des Moines
 - Issaquah
 - Kent
 - King County
 - Mercer Island
 - Newcastle
 - RENTON
 - SeaTac
 - Seattle
 - Tukwila
 - Aerial (March 2010)**
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

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@ 8.5" x 11"

Notes

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

E3 - 07 T23N R5E E 1/2

EXHIBIT 9

F3 - 18 T23N R5E W 1/2

F4 - 17 T23N R5E W 1/2



G3 - 19 T23N R5E E 1/2

F3

18 T23N R5E E 1/2



ZONING
PW TECHNICAL SERVICES
07/15/08

